



## FOR SALE / TO LET

FORMER DELIVERY OFFICE

Former Delivery Office, Lancaster  
Road, Hinckley, LE10 0AW

Prominent location on Lancaster Road  
opposite The Crescent



Large electric roller shutter access  
door



Solid concrete floor



Development potential for a variety of  
uses (STPP)



GIA - 7,007 sq ft (651 sq m)



## LOCATION

The subject property is located on Lancaster Road in Hinckley town centre. 'The Crescent' shopping precinct is located directly opposite from the property and includes the town's bus station. Lancaster Road provides access to Station Road and the B4666 Coventry Road which provides direct access to the A5 Watling Street.

Hinckley is a market town with a population in the order of 55,000 (Local Authority 112,000) lying approximately 13 miles to the south west of Leicester. The town enjoys good motorway communications with Junction 1 of the M69 Motorway being located on the south eastern fringe of the conurbation approximately 2 miles from the town

## DESCRIPTION

The subject property comprises substantial commercial premises in Hinckley town centre which was formerly Royal Mail's delivery office.

The property appears to be of concrete frame construction surmounted by a flat roofing system with cavity brickwork elevations. There is a large electric roller shutter (8.52m x 3.29m) fronting onto Lancaster Road. The property has solid concrete floors and metal frame single glazed windows.

The property offers development potential for a variety of potential uses (subject to planning permission).

## ACCOMMODATION

In more detail, the accommodation comprises the following on a Gross Internal Area (GIA) basis:

		SQ FT	SQ M
Ground	Delivery Office	3,105	288.45
First	Delivery Office	3,902	362.5
		7,007 Sq Ft	650.95 Sq M

## SERVICES

We understand all mains services are connected or available to the subject property.

## BUSINESS RATES

As a result of internet enquiry only, we understand that the Rateable Value for the subject property appearing in the Rating List of the Hinckley & Bosworth Borough Council is:

Rateable Value: unavailable

THIS IS NOT THE AMOUNT PAYABLE

## TENURE

Sale - The Freehold or Virtual Freehold (999 year lease at a peppercorn ground rent) interest is available in the property, subject to vacant possession, at an asking price of £400,000.

Letting - The property is available to rent, on a full repairing and insuring lease, at a commencing rental of £37,500 per annum exclusive.

## LEGAL COSTS

Sale - Each party to bear their own legal costs.

Letting - The ingoing tenant is to cover the landlord's legal fees for the lease and rent deposit deed.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating - E(115)

## FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior appointment with the letting agents, Wards Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: 01455 251771. Email: info@wardsonline.co.uk.

## REFERENCING FEE

A referencing fee of £120 (£100 + VAT) will be made to any party making an application to rent the subject property.

## VALUE ADDED TAX

All transactions stated are exclusive of Value Added Tax.

## NOTE RE SERVICES, ELECTRICAL WIRING AND HEATING APPLIANCES

None of these items have been tested. We would recommend that any interested parties checks these items to their satisfaction.

## SUBJECT TO CONTRACT

## NOTE RE: MEASUREMENTS

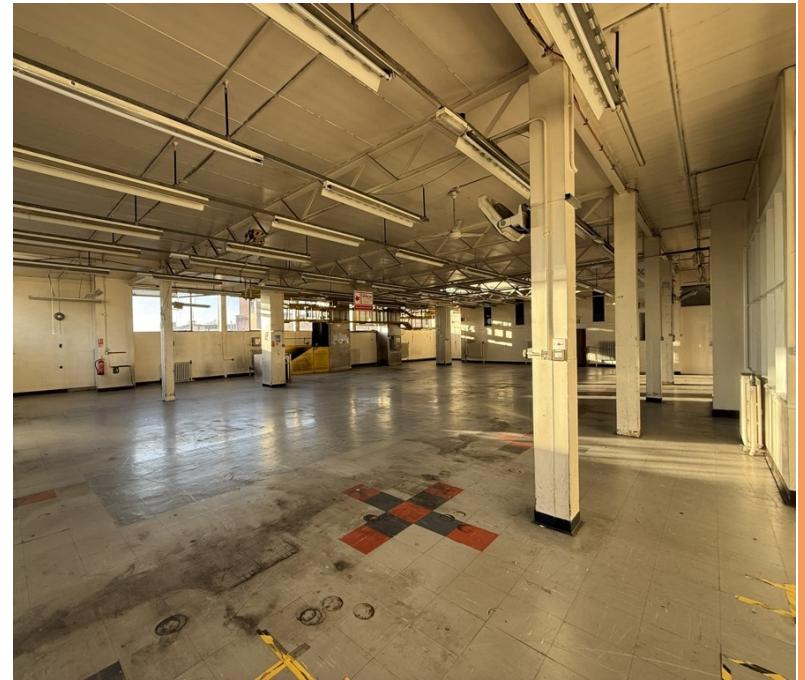
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

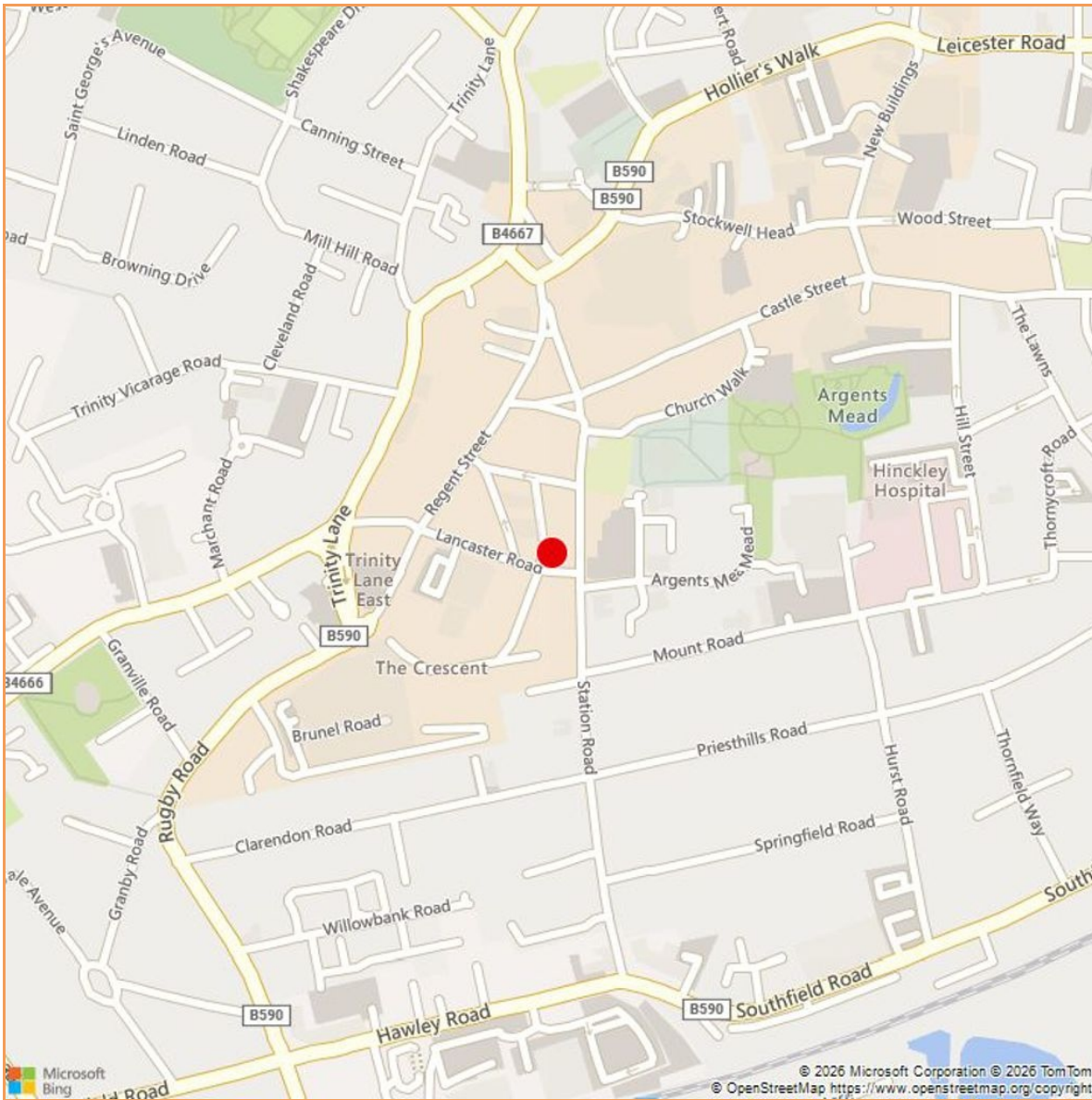
## NOTE RE: PLANS

Please note that any plans contained within these particulars are for identification purposes only.

N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.

PLEASE NOTE if you are not represented by an RICS member or other property professional, you must be aware of the Code for Leasing Business Premises, England and Wales and its supplemental guide, which are available from the RICS website ([www.rics.org](http://www.rics.org)). We strongly recommended that you seek professional advice from a chartered surveyor, solicitor or licensed conveyancer before agreeing or signing any business tenancy agreement.





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